

Proposal Basic Information

Proposal File No.	CMC/BP/0067/W29/2021
Owner Name	RENGTU MAHTO
Khata No	31
Plot No	1228
Village Name	Teldih
Use	Mixed
SubUse	Resi+Comm

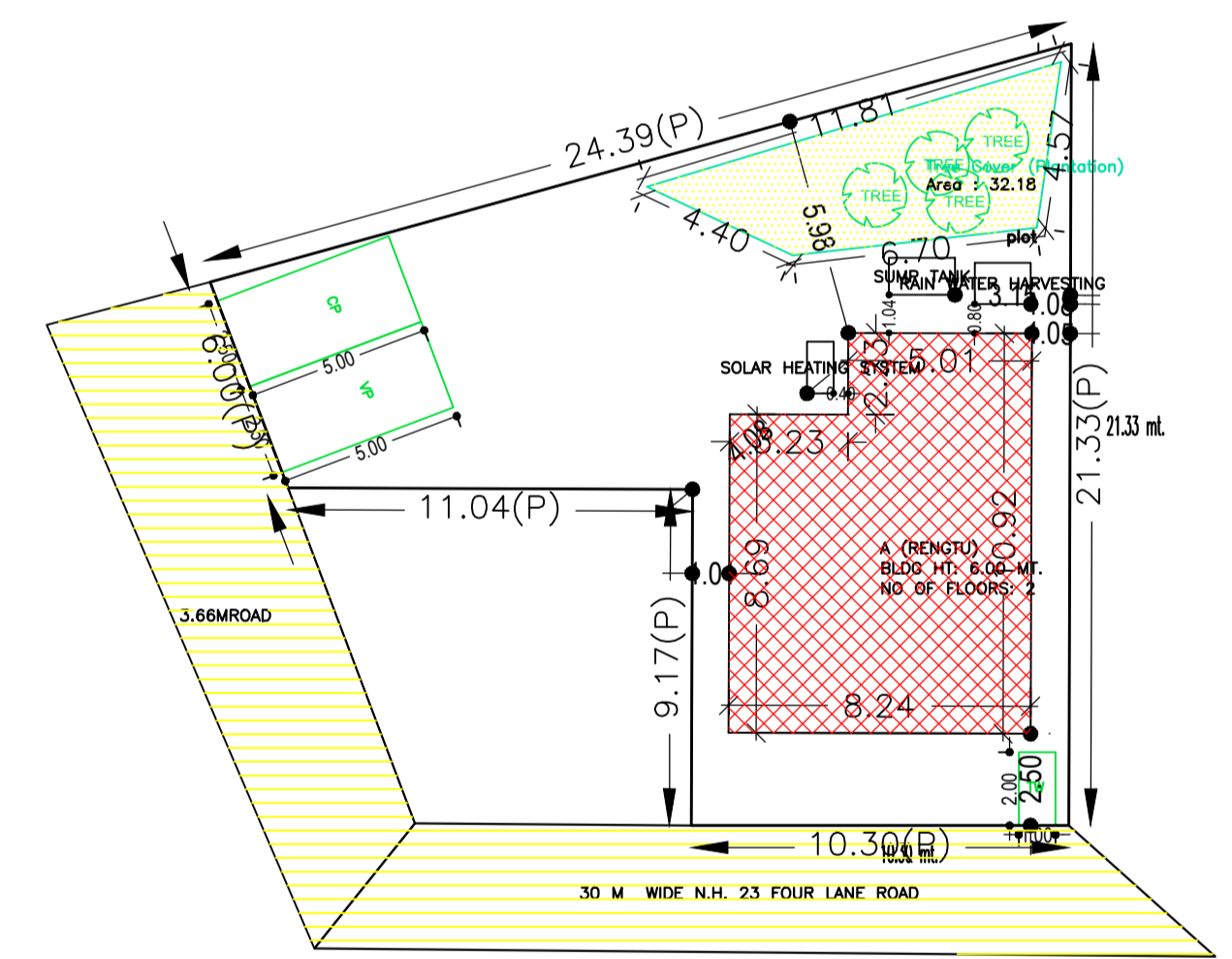
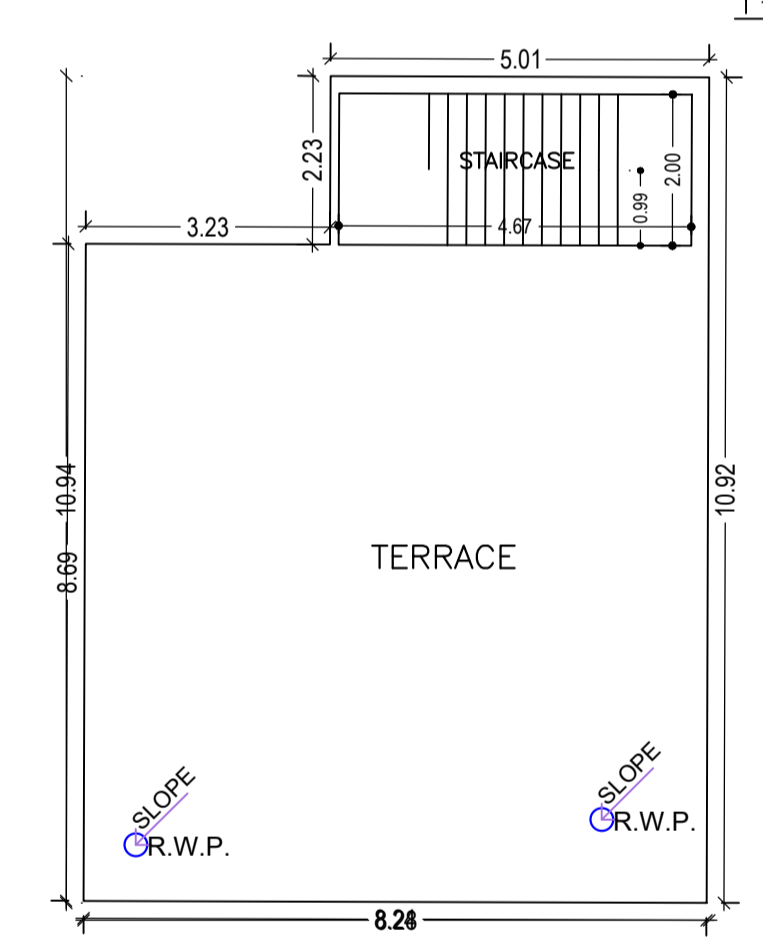
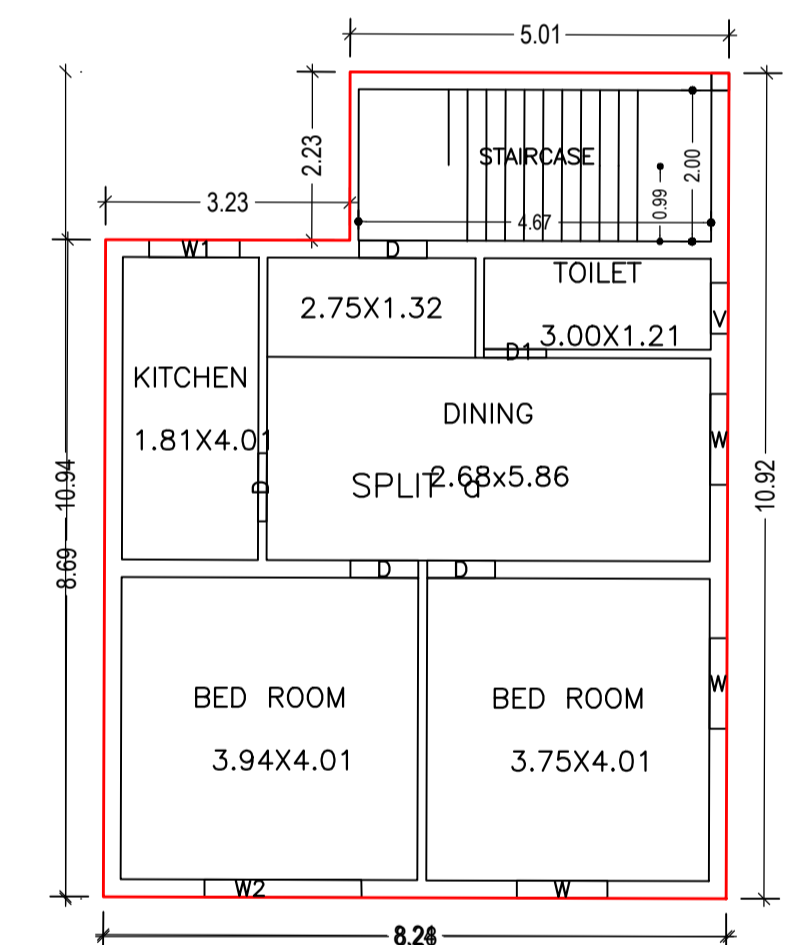
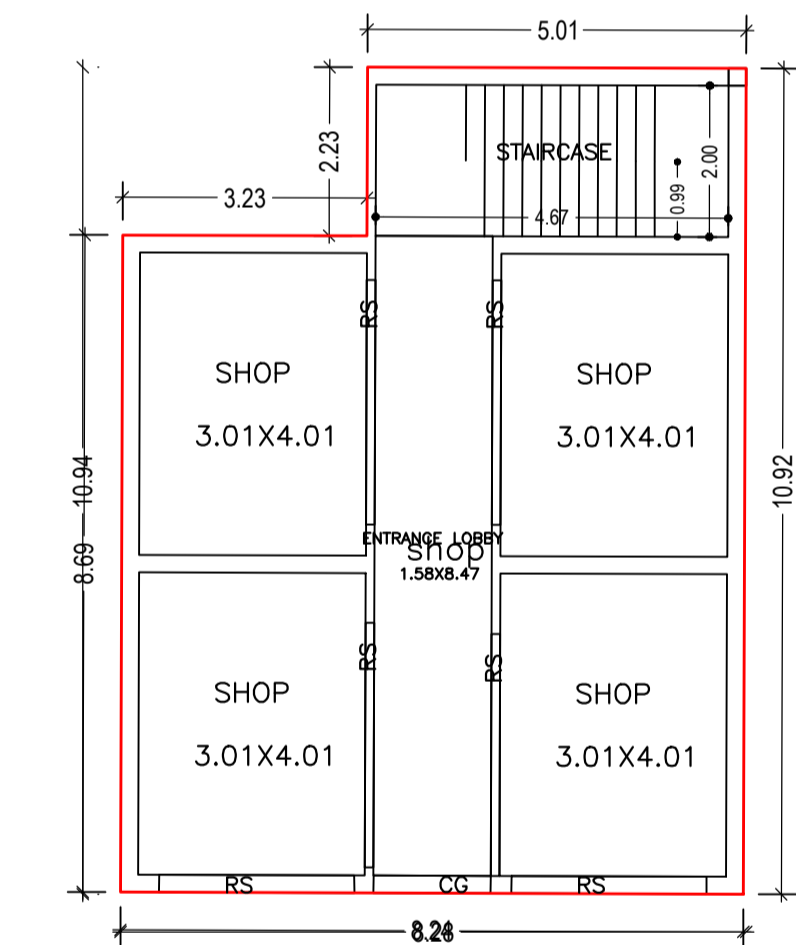
AREA STATEMENT CHAS MUNICIPAL CORPORATION

Version No.	1.0.54
Version Date	16/10/2020
Region	JHARKHAND URBAN LOCAL BODIES
District	BOKARO
Authority	CHAS MUNICIPAL CORPORATION
Inward No.	CMC/BP/0067/W29/2021
Application Type	General Proposal
Project Type	Building Permission
Nature of Development	New
Location of Development Area	New Area
Area of Plot (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	32.18
Total	32.18
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
COVERAG CHECK	
Permissible Coverage area (60.00 %)	178.36
Proposed Coverage Area (27.85 %)	82.78
Total Prop. Coverage Area (27.85 %)	82.78
Balance coverage area (32.15 %)	95.58
FAR CHECK	
Perm. FAR Area (2.50)	743.15
Total Perm. FAR area	743.15
Residential FAR	82.78
Commercial FAR	82.78
Proposed FAR Area	165.56
Total Proposed FAR Area	165.56
Consumed FAR (Factor)	0.56
Balance FAR Area	577.59
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	165.56
ARCHITECT (Regd)	DINABANDHU RAJAK
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	RENGTU MAHTO
DEVELOPMENT AUTHORITY	LOCAL BODY

FRONT ELEVATION

SIDE ELEVATION

SECTION ON Y-Y



GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RENGTU)	D1	0.83	2.10	01
A (RENGTU)	D	0.90	2.10	04
A (RENGTU)	CG	1.55	2.10	01
A (RENGTU)	RS	2.58	2.10	02
A (RENGTU)	RS	3.20	2.10	01
A (RENGTU)	RS	3.23	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RENGTU)	V	0.67	1.20	01
A (RENGTU)	W1	1.20	1.20	01
A (RENGTU)	W	1.20	1.20	03
A (RENGTU)	W2	2.08	1.20	01

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (RENGTU)	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-
			>0	1	1.00	-	-	-	1	1
			>0	1	1.00	-	-	1	1	1
Total:			-	-	-	1	1	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	-	-	1	12.50
Visitor's Car Parking	1	12.50	1	12.50
TwoWheeler	-	-	1	2.00
Total TwoWheeler	1	2.00	1	2.00
Total		27.00		29.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RENGTU)	Residential	Residential Bldg/Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RENGTU)	1	165.56	82.78	165.56	165.56	02
Grand Total:	1	165.56	82.78	165.56	165.56	02

UnitBUA Table for Building :A (RENGTU)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	shop	SHOP	82.78	82.73	5	1
FIRST FLOOR PLAN	SPLIT a	FLAT	82.78	82.73	5	1
Total:	-	-	165.56	165.46	10	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DINABANDHU RAJAK CMC/ENG/0001/2020			

Building :A (RENGTU)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	82.78	0.00	82.78	82.78	01
First Floor	82.78	82.78	82.78	82.78	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	165.56	82.78	165.56	165.56	02
Total Number of Same Buildings	1				
Total:	165.56	82.78	165.56	165.56	02

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	82.78	82.78	82.78	82.78
First Floor	82.78	82.78	82.78	82.78
Terrace Floor	0.00	0.00	0.00	0.00
Total:	165.56	165.56	165.56	165.56

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue